

3rd/FINAL

United States Department of the Interior
National Park Service

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National Register of Historic Places Inventory—Nomination Form

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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

WASHINGTON

1. Name TRI-TAYLOR HISTORIC DISTRICT

historic TRI-TAYLOR HISTORIC DISTRICT

and/or common N/A

2. Location An irregular area on the West-side of Chicago contained within the extreme limits noted in item 10. (see cont.)

street & number N/A not for publication

city, town Chicago N/A vicinity of

state Illinois code 012 county Cook code 031

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name various

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Cook County Building

street & number 118 North Clark Street

city, town Chicago state Illinois

6. Representation in Existing Surveys

title Illinois Historic Structures Survey has this property been determined eligible? yes no

date 1975 federal state county local

depository for survey records Division of Historic Sites, Illinois Dept. of Conservation

city, town Springfield state Illinois

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	date <u>N/A</u>
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Tri-Taylor Historic District lies on flat ground approximately three miles west of Chicago's Loop (see item 10, Verbal Boundary Description). It is included in a parcel of land which was annexed to the City of Chicago in 1851. The district's history of continuous land use is evident in its visual consistency. The buildings in Tri-Taylor today are the only structures ever built on their sites.

Tri-Taylor is distinctly different from its surrounding area. To the north and east are vacant land and expressways or institutional structures. To the south is a small enclave of residential structures, isolated from the district by Ogden Avenue and Roosevelt Road. In contrast to those in the district, they are badly deteriorated. To the west, commercial Western Avenue provides a strong contrast to Tri-Taylor.

The approximately 65 acre historic district includes nearly 400 structures, predominately of brick and/or frame construction, and approximately 200 auxiliary buildings.

Land use is as follows:

STRUCTURE	CONSTRUCTION TYPE		
	<u>Brick</u>	<u>Frame</u>	<u>Other*</u>
Single Family (including free standing and semi-detached)	150	20	
Apartment	180	10	5
Other (including store, church, commercial, etc.)	<u>30</u>		<u>5</u>
TOTAL	360	30	10

*Including combination frame/concrete, brick/frame, etc.

The land is heavily built-up and is characterized by a core of moderately populated, predominately residential property. The land within the district has in recent years been regulated and governed by land use policies set forth by agreement between the City of Chicago and the Medical Center to the east, which enjoys condemnation and other powers. Most street fronts are nearly solidly built-up.

Light manufacturing, storage facilities, two churches and one church/school are scattered within the district. Neighborhood services mark major intersections within the district. One park, the Bowler-Leavitt triangle, exists, although during the late nineteenth century West Ogden Avenue served as a link with the Greater West Park System

1

Because the rowhouses are semi-detached and one may be removed from a row without structural damage to its neighbors, the count has been made per attached unit. Auxiliary buildings (garages, tool sheds, etc.) have not been noted.

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DESCRIPTION

and South Oakley Boulevard's mature trees still reveal that street's improvement by that same Park Board in 1869.

The street pattern is a rectangular grid made slightly irregular at the eastern end by Bowler Street which follows the diagonal West Ogden Avenue. The east-west streets are quite different from the north-south streets because for the most part, the lots front on the north-south streets, leaving the east-west streets to serve as connectors. Two major ones, West Taylor and West Polk, also serve to tie the district into the city fabric. The other east-west streets, West Grenshaw and West Flournoy, are very short, the first with only one side having houses on it, the second actually serving as an alley for its two blocks within the district.

Each of the five north-south streets has a different character, but together they make a unified contribution to the character of the district. Development clearly occurred from east to west as is confirmed by the history of subdivision in the area and by the evident age of the extant building stock. West Bowler is almost completely lined with two story rowhouses, most of which have Joliet limestone (also known as "Lemont Stone" or "Athens Marble") fronts and evidently date from the 1870's. These structures are very rare in Chicago.

South Leavitt and South Bell Streets have structures from the years just before and after 1870, mostly brick, mostly freestanding, but tightly placed against their lot lines. South Oakley Boulevard is distinctly different. As development was beginning in this area, around 1880, this street was a boulevard. Most of its structures are larger, reflecting the higher level of affluence of its residents. Most are three stories, brick with some stone and sheet metal for cornices and bays, and date from the 1880's. Many retain the stairs to the high first floor entrance, and these stairs reach the sidewalk indicating the shallowness of their front yards, but also indicating the existence of front yards, which are lacking in the two streets farther east.

South Claremont returns to the pattern of the two streets east of South Oakley, but because it was developed later (mid 1880's), it has many freestanding structures set well in (2 1/2 feet on each side) from their side lot lines. On the 1000 block a series of structures are built with a medium height basement, one or two high floors, a high pitched roof with its gable facing the street and a massive two story projecting bay. These houses derive from the same general pattern, and no other cluster like them is known in Chicago.

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DESCRIPTION

at 814 and 816 South Leavitt Street (Structures #85 & 86) are illustrative of owner-built houses, while those facing both sides of Claremont north of Grenshaw are so similar as to suggest a developer. Examples of small residences which housed numerous families are common on South Oakley Boulevard and the east-west links with the Loop (2233, 2234 and 2241 West Taylor Street (structures #101, 55 & 361), 1007, 1009, and 1011 South Oakley Boulevard (#282, 283 & 284)) and 2155 West Polk Street (#32) as are combined residential/commercial structures (e.g., 2201 West Polk St., also 800 South Leavitt, structure #81). These last structures often differ from single-family residential buildings only in the use of cast iron column supports to sustain the shop front's span and the construction of a shop on the ground floor.

Uncommon to the district is the dumbbell apartment and the overbuilt lot typical of Jane Addams's neighborhood to the east. Equally rare is the frame structure. Originally there were about sixty of these, and approximately 29 exist today.⁴

The vast majority of residential and/or commercial structures in the Tri-Taylor district are row houses or cottages. Most date from the late nineteenth century; the twentieth century polychrome brick from c. 1910 at 900 South Leavitt (#262) and at 2161 West Bowler (#260) are the only buildings of the period in the district.

Characteristic of the district is a vast index of applied ornament used within this basic fabric in a manner rarely, if ever, encountered in the city. It provides a valuable historical document and renders the Tri-Taylor Historic District very distinctive. The examples are innumerable, the origins diverse.

The quality of workmanship in many of the structures is excellent. It reveals the generally high quality of the building trades in Chicago in the late nineteenth and early twentieth centuries.

The site planning in the district is the "grow like topsy" scheme, which is typical of the growth pattern in residential Chicago at this time. Masonry structures for religious or educational uses account for the remaining buildings in the district. The West Branch First Congregational Church is altered both in exterior and interior, its use altogether changed. The medical consolidation facility at Bowler and Taylor is an intrusion.

⁴ Robinson's Atlas, Map 1, Appendix II and Chicago, the Sanborn Map Company, Inc., New York, revised, 1980, vol. 7, Pl. 50, 51, 65, 66, 67, and 81, Map 8 Appendix II.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1870-1910 Builder/Architect VARIOUS

Statement of Significance (in one paragraph)

The Tri-Taylor Historic District developed along the escape route of those finding success in the immigrant reception neighborhood immediately to the west. Those using that route were the skilled immigrant families of the Near West Side, "... the most densely populated district in Chicago, and . . . the most varied assortment of people to be found in any similar area in the world."¹ The District demonstrates that success came to immigrants when they solved the substantive issues of ethnic conflict and adjustment even before Jane Addams and Illin Gates Starr set up their pioneering settlement house at Hull House on the Near West Side in 1889, and it shows that success continued afterwards as this area moved from one of recent subdivision to full capacity just after the turn of the century.

Early settlement of Chicago was not in an evenly expanding arc. The initial growth was South, until the 1860's when expansion began pushing toward the West and North. The fire of 1871 accounts for the "area south of Madison Street and east of Western Avenue being built up . . . population increased from 160,000 to 217,000 in one year . . . although this population increase was a temporary phenomenon."² But because of the increased need for labor and the area's proximity to the new East side industrial districts, the entire West side flourished during the immediate post-Fire era and had been nearly completely filled by 1900.

Although little is known of the earliest residents of the Tri-Taylor area among them were Germans who prospered from the upsurge of the building trades after the 1871 Fire.³ The consensus from early church records and maps indicates a settlement of Chicago's typical ethnic origins--Jews, Scots, English, German and Irish during the next decades.

Relatively small structures in relatively costly masonry, recommended or required for post-Fire construction, were built on average lot sizes. The major developers were local people and are commemorated in street names--Campbell, Flournoy, and Oakley.⁴ The origins of the row of similar houses on the 1000 block of South Claremont, evidently constructed by one developer, are obscure. Alderman Campbell was probably the earliest developer, in large part responsible for the row house construction in West Bowler and/or South Leavitt Streets. Alderman Oakley built an extravagantly ornamented apartment on South Oakley Boulevard (#174) of the type referred to as the tenement house style and historically interesting in that it illustrates a version of what Robert Hunter refers to as the "next step in the evolution of the Near West Side,"⁴ that is, tight, but not uninhabitable, for large families.

¹Louis Wirth. The Ghetto. Chicago, 1928, 195.

²Evelyn Kitagawa and Karl Taeuber, eds. Local Community Fact Book. Chicago, 1960, 215.

³Rudolph Hofmeister. The Germans of Chicago. Chicago, 130.

⁴Robert Hunter. Tenement Conditions in Chicago: Report by the Investigation Committee of the City Homes Assn. Chicago, 1901, 22-23.

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Documents of individuals and records of construction are sparse. A letter by Christina Campbell describing the 1880's and 1890's at 230 South Leavitt Street (before renumbering) may give the best precise information about the fabric of the district. Neighbors' names reveal a variety of origins, including people named Bacigalupa, Babbit, Coffin, Stipleman, Mardhants, Commers, and Calahan. Her reflections describe a middle class neighborhood, properly behaved children, a saloon at the corner and lazy afternoons on the lawn.⁵

By 1900 "masses of adjusting 'southerners' (Italians) moved between Morgan Street and Western Avenue and beyond, forcing the earlier German and Irish residents to locate themselves farther away from the city's center." They settled throughout the area and owned extensive amounts of land.⁶ They remained until after World War II.

Deterioration began to occur in the district in the 1940's and 1950's. It was affected by fire-rioting in the mid-1960's. The medical center consolidation was established in an effort to eradicate urban decay; it produced the present vacant land and intrusive structures in the neighborhood.

The present fabric of the Tri-Taylor district is the work of three major periods: 1) an original settlement of a quite distinct type; 2) a growth pattern frozen by 1900 and mature until 1930; 3) deterioration along the edge of a stable and historically surviving area followed by the efforts of urban renewal.

What remains is frayed on the edges, but within the boundaries it is sound. It is a neighborhood with two unique and significant characteristics -- it represents a distinct urban and architectural ensemble, and it represents a distinct unit in the social history of Chicago.

Architecturally, its strength is in the overall character of the area rather than in the prominence of a few particularly outstanding structures. It manifests much of the vocabulary of architectural terms employed in the period. The forms are as rich and varied as the abilities of the craftsmen. Even though only 22 of the structures appeared in the Interim Report of the Illinois Historic Structures Survey,⁷ the secondary and tertiary buildings either contribute to the fabric of the district, are exemplary of the varied typ of housing available in the district.

⁵ Campbell, Christina. "Memorabilia." Manuscripts, Chicago Historical Society, Chicago, Illinois

⁶ Kelly, Florence. "The Settlements: Their Lost Opportunity." Charities and the Commons, XVI, April 7, 1906; Nelli, Humbert S. The Italians in Chicago, 1880 - 1930. New York, 1970, 37. Hoyt, Fig. 58.

⁷ "Near West Side Chicago - Cook County." Interim Report. Illinois Historic Structures Springfield, Illinois, 1975, Nos. 25-27, 29, 41-44, 51, 70, 90-92.

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SIGNIFICANCE

The following list of structures divides them into three categories; all structures not listed here are intrusive structures. The number of structures (counting each individual structure even if it is part of a commonwall row) follows:

- | | |
|--|-----|
| 1. Structures of special significance: | 73 |
| 2. Other structures making a major architectural contribution: | 169 |
| 3. Additional Structures: | 116 |
| 4. Non-contributing structures: | 33 |

The numbers here, which are not entirely consecutive, correspond to the district map.

Class 1. Structures of Special Significance

- | | |
|--|--|
| 1. 2109 W Polk, DeKalb Flats, c. 1870 | 31. 2172 W Bowler, c. 1885 |
| 2. 2125 W Bowler, c. 1870; att. rowhouse | 32. 2155 W Polk |
| 3. 2127 " " " " " " | 33. 801 S Leavitt, c. 1870, att. rowhouse |
| 4. 2129 " " " " " " | 34. 803 " " " " " " |
| 5. 2131 " " " " " " | 35. 805 " " " " " " |
| 6. 2133 " " " " " " | 36. 807 " " " " " " |
| 7. 2135 " " " " " " | 37. 809 " " " " " " |
| 8. 2137 " " " " " " | 38. 811 " " " " " " |
| 9. 2139 " " " " " " | 39. 815 " " " " " " |
| 10. 2141 " " " " " " | 40. 817 " " " " " " |
| 11. 2143 " " " " " " | 41. 819 " " " " " " |
| 12. 2145 " " " " " " | 42. 821 " " " " " " |
| 13. 2147 " " " " " " | 43. 823 " " " " " " |
| 14. 2149 " " " " " " | 44. 825 " " " " " " |
| 15. 2151 " " " " " " | 45. 828 S Leavitt, c. 1870 |
| 16. 2153 " " " " " " | 46. 904 " " " " " |
| 17. 2157 " " " " " " | 47. 908 " " " " " |
| 18. 2159 " " " " " " | 48. 910 " " " " " |
| 19. 2136 " " " " " " | 49. 930 " " " " " |
| 20. 2138 " " " " " " | 50. 932 " " " " " |
| 21. 2142 " " " " " " | 51. 936 " " " " " |
| 22. 2144 " " " " " " | 52. 825 S Bell, c. 1870 |
| 23. 2146 " " " " " " | 53. 829 " " " " " |
| 24. 2148 " " " " " " | 54. 833 " " " " " |
| (arch.: Edbrooke & Burnham) | 55. 2234 W Taylor (also 924 S Bell), c. 1870 |
| 25. 2150 W Bowler, c. 1870; att. rowhouse | 56. 903 S Oakley, c. 1880, att. rowhouse |
| 26. 2152 " " " " " " | 57. 905 " " " " " " |
| 27. 2156 " " " " " " | 58. 907 " " " " " " |
| 28. 2158 " " " " " " | 59. 909 " " " " " " |
| 29. 2164-2168 W Bowler, c. 1880 & 1886,
Campbell Flats (arch.: C. A. Weary) | 61. 806 " " " " " |
| 30. 2170 W Bowler, c. 1885 | 62. 1042 " " " " " |
| | 63. 2314 W Taylor |

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Class 1. Structures of Special Significance (continued)

- | | | | | | |
|-----|------|-------------------------------------|------|-----|-----------------|
| 64. | 907 | S Claremont, c. 1880, att. rowhouse | 108. | 909 | S Bell, c. 1870 |
| 65. | 1021 | " " " " " " | 109. | 911 | " " " " |
| 66. | 1035 | " " " " " " | 110. | 915 | " " " " |
| 67. | 1039 | " " " " " " | 111. | 917 | " " " " |
| 68. | 1045 | " " " " " " | 112. | 923 | " " " " |
| 69. | 704 | " " " " " " | 113. | 925 | " " " " |
| 70. | 1016 | " " " " " " | 114. | 927 | " " " " |
| 71. | 1026 | " " " " " " | 115. | 929 | " " " " |
| 72. | 1042 | " " " " " " | 116. | 931 | " " " " |
| 73. | 1044 | " " " " " " | 117. | 906 | " " " " |
| 74. | 2342 | W Grenshaw | 118. | 912 | " " " " |

Class 2. Other Structures Making a Major Architectural Contribution

- | | | | | | |
|------|------|-----------------------|------|-----|----------------------------------|
| 75. | 2163 | W Bowler, c. 1880 | 120. | 916 | " " " " |
| 76. | 2147 | W Polk, att. rowhouse | 121. | 918 | " " " " |
| 77. | 2149 | " " " " | 122. | 928 | " " " " |
| 78. | 2151 | " " " " | 130. | 803 | S Oakley, c. 1880, att. rowhouse |
| 79. | 2105 | " " " " | 131. | 805 | " " " " " " |
| 81. | 800 | S Leavitt, c. 1870 | 132. | 800 | " " " " " " |
| 82. | 804 | " " " " | 133. | 811 | " " " " " " |
| 83. | 806 | " " " " | 134. | 833 | " " " " " " |
| 84. | 812 | " " " " | 135. | 911 | " " " " " " |
| 85. | 814 | " " " " | 136. | 913 | " " " " " " |
| 86. | 816 | " " " " | 137. | 915 | " " " " " " |
| 87. | 822 | " " " " | 138. | 917 | " " " " " " |
| 88. | 902 | " " " " | 139. | 919 | " " " " " " |
| 89. | 912 | " " " " | 140. | 921 | " " " " " " |
| 90. | 916 | " " " " | 141. | 925 | " " " " " " |
| 91. | 918 | " " " " | 142. | 927 | " " " " " " |
| 92. | 926 | " " " " | 143. | 929 | " " " " " " |
| 93. | 928 | " " " " | 149. | 700 | " " " " " " |
| 94. | 2200 | W Taylor | 150. | 704 | " " " " " " |
| 95. | 2216 | " " " " | 151. | 706 | " " " " " " |
| 96. | 2218 | " " " " | 152. | 708 | " " " " " " |
| 97. | 2222 | " " " " | 153. | 710 | " " " " " " |
| 100. | 2231 | " " " " | 154. | 714 | " " " " " " |
| 101. | 2233 | " " " " | 155. | 716 | " " " " " " |
| 102. | 2239 | " " " " | 156. | 718 | " " " " " " |
| 103. | 815 | S Bell, c. 1870 | 157. | 720 | " " " " " " |
| 104. | 827 | " " " " | 158. | 722 | " " " " " " |
| 105. | 835 | " " " " | 159. | 724 | " " " " " " |
| 106. | 903 | " " " " | 160. | 726 | " " " " " " |
| 107. | 907 | " " " " | 161. | 734 | " " " " " " |
| | | | 162. | 736 | " " " " " " |
| | | | 163. | 746 | " " " " " " |
| | | | 164. | 748 | " " " " " " |

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Class 2. Other Structures Making a Major Architectural Contribution (continued)

165.	750	S Oakley, c. 1880, att. rowhouse	211.	727	S Claremont, c. 1885, att. rowhouse
166.	812	" " " " " "	212.	729	" " " " " "
167.	814	" " " " " "	213.	731	" " " " " "
168.	816	" " " " " "	214.	733	" " " " " "
169.	820	" " " " " "	215.	735	" " " " " "
170.	822	" " " " " "	216.	737	" " " " " "
171.	824	" " " " " "	217.	823	" " c. 1885, Cornwall Apts
172.	826	" " " " " "	218.	825	" " " " " "
173.	828	" " " " " "	219.	835	" " " " " "
174.	832	" " " " " "	220.	839	" " " " " "
175.	834	" " " " " "	221.	905	" " " " " "
176.	838	" " " " " "	222.	911	" " " " , att. rowhouse
177.	904	" " " " " "	223.	919	" " " " " "
178.	906	" " " " " "	224.	921	" " " " " "
179.	908	" " " " " "	225.	923	" " " " " "
180.	910	" " " " " "	226.	927	" " " " " "
181.	916	" " " " " "	227.	1017	" " " " " "
182.	920	" " " " " "	228.	1023	" " " " " "
183.	924	" " " " " "	229.	1025	" " " " " "
184.	1004	" " " " " "	230.	1027	" " " " " "
185.	1010	" " " " " "	231.	1029	" " " " " "
186.	1014	" " " " " "	232.	1033	" " " " " "
187.	1016	" " " " " "	233.	1041	" " " " " "
188.	1028	" " " " " "	234.	706	" " " " , att. rowhouse
189.	1032	" " " " " "	235.	708	" " " " " "
190.	1034	" " " " " "	236.	710	" " " " " "
192.	2313	W Harrison, att. rowhouse	237.	712	" " " " " "
193.	2315	" " " " " "	238.	714	" " " " " "
194.	2317	" " " " " "	239.	716	" " " " " "
195.	2319	" " " " " "	240.	720	" " " " " "
196.	2321	" " " " " "	241.	724	" " " " " "
197.	2323	" " " " " "	242.	726	" " " " " "
198.	2316	W Taylor	243.	728	" " " " , att. rowhouse
199.	2315	W Greshaw	244.	730	" " " " " "
200.	2327	" " " " " "	245.	902	" " " " " "
201.	701	S Claremont, c. 1885, att. rowhouse	246.	904	" " " " " "
202.	703	" " " " " "	247.	914	" " " " " "
203.	707	" " " " " "	248.	924	" " " " " "
204.	709	" " " " " "	249.	928	" " " " " "
205.	713	" " " " " "	250.	1020	" " " " " "
206.	715	" " " " " "	251.	1022	" " " " " "
207.	717	" " " " " "	252.	1030	" " " " " "
208.	719	" " " " " "	253.	1034	" " " " " "
209.	723	" " " " " "	254.	1036	" " " " " "
210.	725	" " " " " "	255.	1038	" " " " " "

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Class 2. Other Structures Making a Major Architectural Contribution (continued)

- 256. 2334 W Taylor
- 257. 2342 " "
- 258. 2344 " "
- 259. 2346 " "
- 300. 928 S Oakley, c. 1880
- 301. 930 " " " "
- 302. 1006 " " " "
- 303. 1012 " " " "
- 304. 1018 " " " "

Class 3. Additional Structures

- 305. 1024 " " " "
- 306. 1038 " " " "
- 307. 749 S Claremont, c. 1885
- 308. 801 " " " "
- 309. 805 " " " "
- 310. 809 " " " "
- 311. 831 " " " "
- 312. 901 " " " "
- 313. 903 " " " "
- 314. 913 " " " ", att. rowhouse
- 315. 915 " " " "
- 316. 929 " " " "
- 317. 1009 " " " "
- 318. 1013 " " " "
- 319. 718 " " " "
- 320. 734 " " " "
- 321. 736 " " " "
- 322. 738 " " " "
- 323. 800 " " " "
- 324. 816 " " " "
- 325. 820 " " " "
- 326. 822 " " " "
- 327. 824 " " " "
- 328. 838 " " " "
- 329. 908 " " " "
- 330. 910 " " " "
- 331. 912 " " " "
- 332. 922 " " " "
- 334. 2333-2335 W Harrison
- 336. 2314 W Polk
- 337. 2316 " "
- 338. 2318 " "
- 339. 2322 " "
- 340. 2324 " "
- 341. 2334 " "
- 342. 2340 " "
- 343. 2342 " "
- 344. 2202-2210 W Taylor
- 345. 2220 W Taylor
- 346. 2224 " "
- 260. 2161 W Bowler, c. 1880
- 261. 2169-2189 W Bowler, St. Callistus Church and School
- 262. 900 S Leavitt, c. 1910
- 263. 920 " " " 1870
- 264. 922 " " " "
- 265. 901 S Bell, c. 1870
- 266. 808 " " " "
- 267. 812 " " " "
- 268. 824 " " " "
- 269. 834 " " " "
- 270. 900 " " " "
- 271. 902 " " " "
- 272. 904 " " " "
- 273. 908 " " " "
- 274. 922 " " " "
- 275. 924 " " " "
- 276. 926 " " " "
- 279. 823 S Oakley, c. 1880
- 280. 827 " " " "
- 281. 901 " " " "
- 282. 1007 " " " ", att. rowhouse
- 283. 1009 " " " " "
- 284. 1011 " " " " "
- 285. 1013 " " " " "
- 287. 608 " " " " "
- 288. 610 " " " " "
- 289. 614 " " " " "
- 290. 618 " " " " "
- 291. 620 " " " " "
- 292. 624 " " " " "
- 293. 728 " " " " "
- 294. 730 " " " " "
- 295. 740 " " " " "
- 296. 742 " " " " "
- 297. 810 " " " " "
- 298. 914 " " " " "
- 299. 926 " " " " "

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SIGNIFICANCE

Class 3. Additional Structures (continued)

- | | |
|-----------------------------------|--|
| 347. 2246 W Taylor | 365. 2251-2259 W Taylor |
| 348. 2248 " " | 366. 2301-2303 " " |
| 349. 2250-2252 W Taylor | 367. 2317 W Taylor |
| 350. 2300-2304 " " | 368. 2319 " " |
| 351. 2306 W Taylor, att. rowhouse | 369. 2323-2325 W Taylor (also
1007 S Claremont) |
| 352. 2308 " " " " | 370. 2337 W Taylor |
| 353. 2312 " " | 371. 2345 " " |
| 354. 2320 " " , att. rowhouse | 372. 2321 W Grenshaw |
| 355. 2322 " " " " | 373. 2329 " " |
| 356. 2324 " " " " | 374. 2331 " " |
| 359. 2229 " " | 375. 2333 " " |
| 360. 2237 " " | 376. 2337 " " |
| 361. 2241 " " | 377. 2339 " " |
| 362. 2243 " " | 378. 2341 " " |
| 363. 2247 " " | 379. 2343 " " |
| 364. 2249 " " | 380. 2345 " " |

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SIGNIFICANCE

No historical significance has been identified for any of these structures. The listing here indicates the extent of its architectural significance within the district.

These structures constitute an urban fabric with significance as a particular type of settlement. The Tri-Taylor District retains its physical integrity to a remarkable extent. It provides a clear example of the so-called "second settlement type" with the densely packed residences of those who have emerged from port-of-entry slums to seek and find stability.

This type of area is often overlooked in reviews of urban fabric, and in Chicago, it survives nowhere else as well as here. Standard residential units on a standard speculator and developer's subdivision produced an area that is neither Jane Addams's nor Daniel Burnham's Chicago, but it is certainly representative of a Chicago now largely disappeared, or badly mangled.

The district also illustrates the significance of the social/humanitarian success of Jane Addams's efforts, but more, it shows the success of earlier immigrants who did not benefit from her ministrations.

9. Major Bibliographical References

Brechenridge, Sophonisba P. The Housing Problem in Chicago. Reprints from "The American Journal of Sociology," vol. 26, no. 2, 145-170; no. 3, 289-309; no. 4, 433-468; vol. 27, no. 1, 1-34; no. 2, 145-176, Sept. 1910 through Sept. 1911 (Continued)

10. Geographical Data

Acreage of nominated property approximately 65

Quadrangle name ENGLEWOOD

Quadrangle scale 1:24,000

UTM References (SEE CONTINUATION SHEET)

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

Zone	Easting			Northing					

D

Zone	Easting			Northing					

E

Zone	Easting			Northing					

F

Zone	Easting			Northing					

G

Zone	Easting			Northing					

H

Zone	Easting			Northing					

Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Patricia Donham-Wray; edited, C.W. Westfall & LPCI staff

organization Landmarks Preservation Council of Illinois date January 1981; revised November 1981; revised December 1982.

street & number 407 South Dearborn Street telephone (312) 922-1742

city or town Chicago state Illinois

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature [Signature]

title Director

date 1/21/83

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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MAJOR BIBLIOGRAPHICAL REFERENCES

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- Wirth, Louis. The Ghetto. Chicago: The University of Chicago Press, 1928.

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VERBAL BOUNDARY DESCRIPTION

The area within a line drawn through the center lines of all streets and alley as follows:

Beginning at the center of the intersection of West Polk Street and the alley between West Bowler Street and West Ogden Avenue, continue southwest in the alley to the end of the building line and around the intrusive structure to South Leavitt, then south on Leavitt to the intersection with Taylor, and continue west on Taylor to the property line between 2227 and 2229 West Taylor, then south to the alley south of Taylor, then west in that alley to Oakley, then south on Oakley to Grenshaw, then west on Grenshaw to the property line on the east side of 2315 West Grenshaw, then south to the alley north of Roosevelt and south of Grenshaw, then west in that alley to the alley west of South Claremont and east of Western Avenue, then north in that alley to the alley south of West Harrison Street, then east briefly to the property line between 2339 and 2343 West Harrison, then north on that line to Harrison, then east on Harrison to South Oakley, then south on Oakley to Polk, then east on Polk to the alley east of Bowler (starting point).

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Tri-Taylor Historic District

UTM Coordinates

Englewood Quad, scale 1:24000
Zone 16

A: E443140 N4635800
B: E443260 N4635800
C: E443260 N4635510
D: E443680 N4635510
E: E443520 N4635320
F: E443470 N4635240
G: E443360 N4635180
H: E443220 N4635040
I: E443130 N4635040
J: E443120 N4635210
K: E443120 N4635770
L: E443140 N4635770

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DESCRIPTION

Building types in the Tri-Taylor District are varied. Density is moderate. Only one building exceeds three stories, while most are two or three stories high. Lot sizes vary slightly, but the 25-foot lot size is the norm.

The character of the built environment is clearly and forcefully established by nineteenth and some early twentieth century one-, two-, and three-story masonry structures. Attached or free-standing, the buildings are typically built of Chicago common brick with or without dressed masonry, some with slab limestone facades, and are quite uniformly set back from the lot line. There is evidence of raised sidewalk construction only on South Oakley Boulevard and Claremont north of Grenshaw. Semi-attached or attached frame stair systems are found on most of the buildings.

The dwellings were built by those who intended to occupy them or by developers who sold or rented them. As a review of the oldest Sanborn-type insurance atlas of the area shows, there were few vacant parcels in 1886. The buildings built by that time remain to establish the dominant character of the district's fabric.

Few buildings were sufficiently outstanding to receive notice when built. One that did was the Campbell Flats (actually a group of rowhouses) built for sale by the Campbell Brothers, Builders, between 1880 and 1886, and designed by C.A. Weary. (Structure # 29) Its units were described as being "new 2 story and cellar brick houses, 7 rooms each. Parlor, Dining room and kitchen on first floor, 3 large bedrooms and bathroom on second floor, laundry and coal room in cellar."² Of essentially the same construction type and plan are Edbrooke & Burnham's for Campbell Brothers, who undertook to build "... at least 47 houses each priced between \$3,500 - \$5,000."³ Of those illustrated in the prospectus, 2148, 2150, 2152, 2156, and 2158 remain (Structures #24, 25, 26, 27 & 28). They are characterized by irregular spacing on the 21 foot lots. Their structural load is carried by a double course of brick, party wall to party wall. Lath and plaster interior walls are framed with simply detailed woodwork (often walnut) on pine sub-flooring. Fireplaces are ganged, 2 to a unit, along the party wall. The stair system is central and to the side. Other row houses referred to by Campbell as part of Jones and Patrick's Addition may be the Joliet limestone dressed structures at 2125 - 2129 (odd numbers) West Bowler Street (Structures #2 - 18) and those at 801 - 811, 815 - 825 South Leavitt Street (Structures #33 - 44).

This kind of masonry row house construction, perhaps from the 1870's, may be among the oldest in the district and will be typical of construction throughout the district. Commercial structures, shop/residences, and cottages vary little. Cottages such as those

² "Campbell Flats." Prints. Chicago Historical Society, Chicago, Illinois

³ "DeKalb Street" Prints. Chicago Historical Society, Chicago, Illinois.

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National Register of Historic Places Continuation Sheet

Section number 1+2 Page 2

BOUNDARY EXTENSION TO THE TRI-TAYLOR HISTORIC DISTRICT

1. Northern Boundary Extension
1. Taylor-Oakley Extension

2. An irregular area along Oakley, Harrison and Claremont Streets on the West Side -- north of the original Tri-Taylor Historic District
2. An irregular area on Taylor and Oakley Streets on the West Side of Chicago -- southeast of the original Tri-Taylor Historic District

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Tri-Taylor Historic District Boundary Extension

LIST OF PROPERTY OWNERS IN NORTHERN BOUNDARY EXTENSION
TO TRI-TAYLOR HISTORIC DISTRICT

Jesus Cerino 502 S. Claremont Chicago, IL 60612 (and 504 S. Claremont)	Domingo Tobias 503 S. Claremont Chicago, IL 60612 (and 505 S. Claremont)	Alejandro Palacios 510 S. Claremont Chicago, IL 60612 (and 508 S. Claremont)
Alicia Tobias 500 S. Claremont, Chicago, IL 60612	Francisco Tobias 501 S. Claremont Chicago, IL 60612	Juan Reyes 509 S. Claremont Chicago, IL 60612
Guadalupe Tobias 514 S. Claremont Chicago, IL 60612 (and 512 S. Claremont)	Francisco Zapian 513 S. Claremont Chicago, IL 60612 (and 511 S. Claremont)	Jimmy Tobias 515 S. Claremont Chicago, IL 60612
Reverend J.W. Phillips, Hopewell Baptist Church 2322-24 W. Harrison Chicago, IL 60612	(Also owner of following): 2320 W. Harrison 2318 W. Harrison 514 S. Oakley	
George Doban 2312 W. Harrison Chicago, IL 60612	Expert Building 2308-10 W. Harrison Chicago, IL 60612	Mr. A. Angeleeri 2306 W. Harrison, Chicago, IL 60612
City of Chicago City Hall 121 N. LaSalle Chicago, IL 60602	(City owns following lots): 508 S. Oakley 512 S. Oakley 504 S. Oakley	
Brigida Monreal 510 S. Oakley Chicago, IL 60612	Mrs. G. Washington 506 S. Oakley Chicago, IL 60612	D.E. Myrich owns lot at 500 S. Oakley

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Tri-Taylor Historic District Boundary Extension

LIST OF PROPERTY OWNERS IN TAYLOR-OAKLEY EXTENSION TO
TRI-TAYLOR HISTORIC DISTRICT

Owner	Property	Address
Chris Fosco	2227 W. Taylor, Chicago	60612 Same
Arthur Alarcon	2223 W. Taylor, Chicago	60612 Same
State of Illinois Medical Center Commission	2221 W. Taylor, Chicago 1037 S. Oakley, Chicago 1039 S. Oakley, Chicago	736 S. Ashland, Chicago, IL 60607
City of Chicago	2219 W. Taylor, Chicago	121 N. LaSalle Chicago, IL 60602
Oak Park Trust & Savings Bank Trust No. 9408	2217 W. Taylor, Chicago	1010 Lake St. Oak Park, IL 60301
Carme A. Grieco	2214 W. Ogden, Chicago	
J & D Grieco	2209-15 W. Taylor, Chicago	
Nick Grieco	2201-2207 W. Taylor, Chicago, IL	60612 Same
A.M. Ciangi & A. Mollo	1017 S. Oakley, Chicago	60612 Same
Harry Moss	1019 S. Oakley, Chicago	60612 Same
Juan L. Lopez	1023 S. Oakley, Chicago 1025 S. Oakley, Chicago	60612 Same
Unknown	1027 S. Oakley, Chicago	60612
Anthony Tagliola	1033 S. Oakley, Chicago	60612 Same
Guadalupe Rios	1041 S. Oakley, Chicago	60612 Same
Jack Napoleon	1045 S. Oakley, Chicago 1047 S. Oakley, Chicago	60612 Same

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

6. Representation in Existing Surveys

Illinois Historic Structures Survey
April 1975
Illinois Historic Preservation Agency
Old State Capitol
Springfield, IL 62701

XX State

501 S. Claremont	1025 S. Oakley
503 S. Claremont	1033 S. Oakley
508-10 S. Claremont	1041 S. Oakley
509 S. Claremont	2227 W. Taylor
511 S. Claremont	
513 S. Claremont	
514 S. Claremont	
515 S. Claremont	

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

DESCRIPTION OF THE TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

NORTHERN BOUNDARY EXTENSION

The proposed extension to the Tri-Taylor Historic District on Chicago's West Side consists of the 500 block of Oakley between Congress and Harrison, the 500 block of Claremont between Congress and Harrison, and the northern side of Harrison Street adjacent to the northernmost border of the existing district. The buildings in the proposed extension were omitted from the original National Register nomination by professional oversight. This extension is proposed now for the first time.

In the original nomination, the northern boundary was drawn at Harrison Street. This may be due in part to the fact that all ward and planning maps for this area end at Harrison Street on the north. The municipal ward boundaries are at Harrison Street. Yet while Harrison is a political dividing line, it has never been a neighborhood division. The natural division for the district is the Eisenhower Expressway on the north, a physical and visual barrier. This barrier defines the encroachment of modern development on the historic region, just as the modern Medical Center complex to the east and south bounds the district, and the constantly redeveloped Western Avenue commercial strip defines the limits of the district on the west.

These boundaries are determined not only by age of building stock, but by scale. The Medical Center complex and new technology park east of the district are composed of large institutional structures as opposed to the residential Tri-Taylor community, which is principally rowhouses, two-flats and small apartment buildings. Visually bounded by the expressway, the Medical Center and Western Avenue, this extension is clearly part of the Tri-Taylor historic urban environment.

Chicago historian Dominic Pacyga eloquently sums up the nature and significance of the neighborhood:

"The Tri-Taylor Historic District, located in the shadow of the West Side Medical Center, is another part of the Near West Side that provides a link with the past. The streets west of Ogden are lined with row houses, frame structures and flat buildings. Established as a working-class district in the 1870s and 1880s, Tri-Taylor remains a tightly knit residential community of Italians and Mexicans. Bounded on the east by the Medical Center, this part of the Near West Side has survived intact, one of the few such districts in Chicago."

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

DESCRIPTION -- NORTHERN EXTENSION

The extension proposed here contains 18 historic buildings demonstrating the range of styles within the district's character and providing further exposition of the district's historic development as an early "second-settlement" neighborhood. The extension reflects the same pattern of growth and settlement seen throughout Tri-Taylor. The residential buildings on Oakley and Claremont are masonry two-story units built either as rowhouses or as free-standing dwellings, consistent in massing and styling with the rest of the district. The northern side of Harrison mirrors the southern side that is included in the district. Both sides are mixed residential/commercial use much like the mix found on Taylor, another neighborhood commercial area currently included in the district. Like Taylor Street, Harrison Street facades exhibit alterations subsequent to initial construction between 1895 and 1905, yet the scale and detailing that remains intact give a strong visual picture of a turn-of-the-century street. The streetscape exhibits sound design through use of uniform setbacks and large shade trees along Claremont.

This extension being proposed is consistent with the character of the district, and offers a unique enhancement of the district through its singularity of execution within the established grammar of Tri-Taylor.

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

BUILDINGS

DESCRIPTION OF ~~STRUCTURES~~ IN PROPOSED EXTENSION TO TRI-TAYLOR DISTRICT -- NORTHERN
Buildings EXTENSION

Class I - ~~Structures~~ of Special Significance (Contributing)

1. 513 S. Claremont, 1887, two-story brick attached rowhouse with unusually good detail work, including sheet metal cornice with brackets and rondels, inset mother-of-pearl diamond panels on facade, ornamental brick in parquet and rope pattern panel above first floor. Brick window arches with limestone ends and sills, wood window trim with leaded glass, wooden porch with Tuscan columns. Pediment atop cornice has prominent sunburst pattern in gable, decorative brick panels below cornice. Excellent integrity and condition.

2. 509 S. Claremont, 1886, two-story Italianate, pressed red brick with dominant two-story projecting oriel. Oriel blends with cornice, all sheet metal with brackets and dentils, panels matching detail above and below first floor. Bay has floral motifs between first and second floors, and fish-scale banding below first floor. Wooden porch with geometrical lattice work. Very good integrity and condition.

Buildings

Class II - ~~Structures~~ Contributing to the Significance of the District

3. 515 S. Claremont, 1887 two-story brick attached rowhouse with extensive wood trim, including Eastlake-style porch. Rusticated arched windows, sheet metal cornice with dentils and large brackets, very good integrity.

4. 514 S. Claremont, 1887, two-story red pressed brick with painted and dentillated sheet metal cornice, stone trim at water table and on facade at top of first and second floors. Ornamented keystone, stained glass transom light and corbelled brick piers on second floor bay.

5. 503 S. Claremont, 1888, two-story red pressed brick with projecting brick bay, rusticated stone base. Rusticated stone arch and stone capitals on masonry piers surround first-floor window with leaded glass transom light. Sheet metal cornice with mansard roof over bay. Cornice has two-stage panels with rondels and flanking eave detailed with acanthus leaves above. Brick arches on second floor, lintels above with crockets at end. Modern wooden porch, but otherwise good integrity.

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

BUILDINGS

DESCRIPTION OF ~~STRUCTURES~~ IN PROPOSED EXTENSION -- NORTHERN EXTENSION

Buildings

Class II - ~~Structures~~ Contributing to the Significance of the District

6. 501 S. Claremont, c. 1886, two-story red pressed brick with continuous stone coursing above first and second floors. Wood porch with turned wood canopy and turned wood columns. Pressed metal cornice with alternating rondels and large brackets. Very good integrity and condition.
7. 510 S. Claremont, c. 1886, two-story brick, masonry painted grey on sides and cream on front with gold trim. Original woodwork and detailed, heavy bracketed cornice intact with rondels and volutes. Concrete block porch added later. Good integrity and condition.
8. 504 S. Claremont, 1886, two-story red brick with two-story projecting first floor bay. Corbelled piers at second floor and parapet, three blind arches over windows, Bracketed first floor shingled eave. Good integrity and condition.
9. 502 S. Claremont, 1888, two-story greystone with very good integrity throughout. Transom with leaded glass on second floor of two-story bay. String coursing above first and second floor, rusticated Bedford limestone throughout. Wood walk-up porch with ornamented cast-iron balustrade.
10. 500 S. Claremont, c. 1886, two-story brick painted light green. Rusticated limestone base with concrete step. Ornamental sills with crockets at end, single sheet metal cornice with brick dentils below. Door altered. Good integrity and condition.
11. 506 S. Oakley, c. 1880, two-story brick attached rowhouse with Italianate detailing in limestone lintels and sills, heavy bracketed cornice and two-story projecting bay. Wooden porch. Integrity good, condition bad.
12. 510 S. Oakley, c. 1880, two-story brick attached rowhouse with Italianate detailing matching 506 S. Oakley. Wooden porch and cornice in very good condition, integrity very good.
13. 2320 W. Harrison, c. 1880, two-story brick Italianate house with projecting stone hoods, bracketed and dentillated cornice. House is set back on lot and front obscured by concrete block addition on first floor.
14. 2306 W. Harrison, 1889, two-story commercial with residential above, brick with cast iron storefront in original configuration. Rusticated stone sills and lintels with keystone at second floor. Corbelled brick parapet rebuilt circa 1910.

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Section number 7 Page 9 TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

BUILDINGS
DESCRIPTION OF ~~STRUCTURES~~ IN PROPOSED EXTENSION -- NORTHERN EXTENSION

Buildings
Class III - Non-Contributing ~~Structures~~

15. 2308-10 W. Harrison, 1890, two-story horse streetcar barn in Romanesque Style. Flat stone coursing at sills and lintels of second floor. Three arched doorways on first floor with stone trim and rusticated stone base. Finials between arches and Gothic detailing, blind arches above second floor. Integrity disturbed by filling openings in facade with glass block, brick or doors.

16. 2312 W. Harrison, 1889, three-story commercial with residential above, all red brick with rusticated limestone sills and ornament. Commercial storefront has original configuration, upper stories remodeled 1904.

17. 2322-24 W. Harrison, Brown Flats, c. 1890. Now Hopewell Baptist Church. Retains original pressed brick detailing on second and third floors. Modern first floor "stone" cladding, upper stories partially rebuilt c. 1910.

18. 2316-18 W. Harrison. Brick garage structure set far back on lot.

Buildings
Class IV - Intrusive ~~Structures~~ (Non-Contributing)

19. 511 S. Claremont, modern one-story garage.

NUMBER OF RESOURCES WITHIN EXTENSION

CONTRIBUTING	NONCONTRIBUTING	
14	5	buildings

Contributing structures are defined as those which demonstrate the architectural quality and historic integrity which justified the listing of the Tri-Taylor Historic District on the National Register of Historic Places. Contributing structures exhibit less than 25% alteration of their historic architectural features and are of the same period and building type as Contributing structures in the existing district. Non-Contributing structures exhibit extensive alteration subsequent to the period of significance, or are structures built after the period of significance, or are structures whose type and uses do not correspond to those identified in the original nomination.

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

DESCRIPTION OF TAYLOR-OAKLEY BOUNDARY EXTENSION

The proposed extension to the Tri-Taylor Historic District in Chicago consists of two street frontages, one on the 1000 block of South Oakley Street, and the other on the 2200 block of West Taylor Street. The proposed extension lies on the southeastern corner of the existing district, defined as an irregular trapezoid on the West Side of Chicago, and serves to complete the district by incorporating structures on the south side of Taylor Street and east side of Oakley Street corresponding to structures on the opposite sides of these streets which are included in the existing district. The extension thus completes two incomplete streetscapes and thereby creates a more cohesive district. The proposed extension adds a total of thirteen structures to the district. Both the current district and the structures being proposed for inclusion are similar in style, scale, materials, massing, and workmanship. The buildings were eliminated from the original nomination due to professional oversight.

The Tri-Taylor Historic District was listed on the National Register of Historic Places in 1983 because it represents an important aspect of the social history of Chicago - the late nineteenth century second-settlement neighborhood - and because it survives as a unique enclave with architectural integrity. The original nomination described the built environment of the district as composed of two and three story masonry structures, either rowhouses or cottages, primarily residential, arranged on 25-foot lots with a vast index of applied ornament executed with high-quality workmanship. The proposed extension consists almost solely of residential structures from the 1880s. They are all two and three-story brick or stone rowhouses and flat buildings on 25-foot lots with wide variety of applied ornament and high quality workmanship evidenced by slate roofs, decorative brick and terra cotta, elaborate porches and window frames, and distinctive limestone coursing.

The integrity of the Taylor-Ogden extension is high. Of the thirteen structures nominated, none are intrusive, nine contribute to the architectural quality of the district and only three are non-contributing. Although some alterations have occurred, as they have throughout the Tri-Taylor area, the percentage of original design and streetscape that remains is great; equal to the integrity of the existing district.

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

DESCRIPTION -- TAYLOR-OAKLEY BOUNDARY EXTENSION

CLASSIFICATION OF HISTORIC BUILDINGS IN TAYLOR-OAKLEY EXTENSION AREA:

Buildings
Class 1 - ~~Structures~~ of Special Significance (Contributing)

A. 1041 S. Oakley, 1888, 3 story flats, brick with limestone sills and string coursing, mansard roof with slate tiles and classical pedimented dormer, metal cornice with dentils and brackets intact.

Buildings
Class 2 - ~~Structures~~ Contributing to the Significance of the District

- B. 2217 W. Taylor, c. 1895, Classical Revival Bedford limestone, alternating ashlar and rubble-faced courses throughout facade, decorative stone panels with laurel motifs. Stonework restored to top condition, first floor altered.
- C. 2227 W. Taylor, 1894, Classical Revival Bedford limestone, dentillated cornice in metal with metope panels, gable and finials in stone above two-story bay, facade of alternating rubble-faced and ashlar stone, cast-iron storefront extant, windows boarded over.
- D. 1017 S. Oakley, 1895, 2-story rubble-face stone in large blocks, Richardsonian Romanesque style, single protruding bay, dentillated metal cornice intact, string coursing connecting sills, decorative panel, main door altered.
- E. 1023 S. Oakley, 1887, attached rowhouse, 2-story brick with decorative tile panels and elaborate arcaded cornice. Transom lights missing, brick painted.
- F. 1025 S. Oakley, 1889, attached rowhouse, 2 story brick with stone window surrounds and decorative panels. Brick painted.
- G. 1033 S. Oakley, 1890, 3-story flats, brick with limestone coursing and rubble-faced window surrounds, molded decorative panels in facade, large gabled cornice with brackets still intact.
- H. 1033 S. Oakley (rear lot), 1907, 2-story flats, brick with stone or concrete lintels and sills, single-bay.
- I. 1045 S. Oakley, c. 1885, 2-story attached rowhouse with original doorframes, brick with rusticated limestone coursing and window surrounds, cornice removed.
- J. 1047 S. Oakley, c. 1885, att. rowhouse, same as above.

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

DESCRIPTION -- TAYLOR-OAKLEY BOUNDARY EXTENSION

Buildings

Class 3 - Non-Contributing ~~Structures~~

- K. 1027 S. Oakley, 1887, two-story brick Italianate dwelling, moved to back lot, minimal detailing, unaltered.
- L. 2202-10 W. Taylor, c. 1890, one-story brick, minimal detailing, altered.
- M. 2223 W. Taylor, c. 1880, att. rowhouse, Italianate brick with stone coursing, bay covered with siding. Distinctive windows flush with cornice.

NUMBER OF RESOURCES WITHIN EXTENSION

CONTRIBUTING	NONCONTRIBUTING	
10	3	buildings

Contributing structures are defined as those which demonstrate the architectural quality and historic integrity which justified inclusion of the Tri-Taylor Historic District in the National Register of Historic Places. Contributing structures exhibit less than 25% alteration of their historic architectural features and correspond to Contributing structures identified in the original nomination form for the Tri-Taylor Historic District. Non-Contributing Structures exhibit extensive alteration (e.g., siding) subsequent to the period of significance, or are structures contemporary with the period of significance which are of a style or type not cited as significant to the Tri-Taylor Historic District.

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Section number 8 Page 9 TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

JUSTIFICATION FOR THE BOUNDARY EXTENSION -- NORTHERN

See Figures 1 and 5

1. The proposed extension has always been part and parcel of the Tri-Taylor neighborhood's architectural, cultural and community fabric. This area demonstrates the same pattern of residential construction and settlement seen in the rest of the district. Brick Italianate rowhouses built along South Oakley Boulevard in 1880 remain, mirroring similar structures along Harrison and South Oakley in the current district boundaries. The construction of more elaborate free-standing structures, set well in from the side lot lines, began along South Claremont Street in 1885, as the entire Tri-Taylor area was being developed as a relatively affluent middle-class urban community. The houses on Claremont in the proposed extension were built at the same time, and within the same architectural parlance as those throughout the district. These houses testify to the growing affluence of the community as it moved westward.

2. The proposed extension adds to our understanding of community life in Tri-Taylor in the late nineteenth century. The needs of a new residential community in late nineteenth-century Chicago can be read in the buildings that line the northern side of Harrison Street. An 1890 livery stable with rusticated archways in the popular Richardsonian Romanesque style represents the horse carriage trade that brought Tri-Taylor residents downtown. Although this building has been altered and the arches filled in, the facade still provides an element currently missing from our understanding of life in Tri-Taylor in the 1890s. Original cast-iron storefronts with display windows evoke the needs of neighborhood shopping, while the remaining residential structures on Harrison, including the large Brown Flats are witness to the mixed-use character of this street. Both sides of Harrison present a streetscape that tells of the basic commercial and transportation needs of an upwardly mobile ethnic community at the turn of the century.

3. These 18 buildings, by virtue of style, history of use and integrity, form a significant contribution to the present district. The original nomination noted "two unique and significant characteristics" of the district. Tri-Taylor is "a distinct urban and architectural ensemble" that represents and relates a story of "a distinct unit in the social history of Chicago". The proposed extension adds to the ensemble by sounding its own individual forms while maintaining the character of the "second settlement" neighborhood. The rowhouses on Oakley Street are stark Italianate dwellings almost identical to those on Harrison within the district presently. These two structures are alone on the block. While this unfortunate circumstance is the result of the depressed economy of Chicago's West Side over several decades, inclusion of the buildings in the context of an historic district is the only means by which their historic qualities can be recognized.

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

JUSTIFICATION FOR THE BOUNDARY EXTENSION -- NORTHERN EXTENSION

The houses on Claremont are set-back two flats typical of the western streets of Tri-Taylor, developed as the community grew in mass and wealth. Ornamental expressions include a dramatic two-story bay, pressed metal cornices, leaded glass transoms and fanlights, cast-iron balustrades, bracketed wooden cornices, Victorian string coursing, ornamented sills, rusticated stone bases and corbelled face brick. The streetscape includes shade trees and is only interrupted by one intrusive structure, a one-story garage constructed in recent years. The forms expressed in these homes range from straight-forward Italianate style to Eastlake and Queen Anne detailing. These homes were built in a current style that demonstrated the success and respectability of their owners as well as the burgeoning economy of late-nineteenth century Chicago.

4. The proposed extension demonstrates strong historic integrity. Most of the homes on Oakley and Claremont retain the majority of their significant historic features, and have been rehabilitated in the last decade. The structures on Harrison, while exhibiting greater alterations, still retain many original features and do not present a visual interruption to the district. In fact, these structures further elucidate the social history of Tri-Taylor. Seventy percent of the buildings in the proposed extension contribute to the significance of the district.

The properties within the proposed extension of the Tri-Taylor Historic District form an enhancement of the significance of Tri-Taylor as a "second settlement" subdivision built up by middle-class ethnic urbanites in the 1880's and 1890's. They constitute an urban fabric with significance as a particular type of settlement, a type that survives nowhere else in Chicago with such integrity and detail. The extension enhances our understanding of this type of settlement.

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TRI-TAYLOR HISTORIC DISTRICT

JUSTIFICATION FOR THE BOUNDARY EXTENSION-- TAYLOR-OAKLEY

See Figures 2-5

1. Professional oversight. The basic reason for consideration of the proposed extension of the Tri-Taylor Historic District to include the area highlighted in Figures 2-3 (the "Taylor-Oakley Extension Area") is professional oversight. The Taylor-Oakley Extension Area was inadvertently deleted from the original nomination for the Tri-Taylor Historic District. The original nomination, approved by the Illinois Historic Sites Advisory Council on March 19, 1982, included the Taylor-Oakley Extension Area as well as commercial properties along Ogden Avenue (See Figure 4). During 1982, the nomination was reformulated through consultation with the State of Illinois Medical Center Commission and the City of Chicago through its Commission on Historical and Architectural Landmarks. Only the Ogden Avenue Commercial Corridor was to have been deleted as a result of these discussions, but due to professional oversight, a larger area, including portions of two significant streetscapes, was omitted.

The State of Illinois Medical Center Commission (MCC) has statutory jurisdiction over the area in question. As part of the original nomination process, the MCC determined that the Ogden Avenue Commercial Corridor should remain available for redevelopment for medical and related uses as permitted under the Medical Center District Act. The City of Chicago Commission on Chicago Historical and Architectural Landmarks (CCHAL) conducted a study supporting the Commission's position in that the study determined that the Ogden Avenue Corridor was incompatible with the character of the Tri-Taylor Historic District because of the concentration of commercial uses which does not contribute to the supportive commercial and residential mixed uses serving the residential community as occurs along Taylor and Harrison Streets. The report stated:

"The Ogden Avenue frontage...should be excluded from the National Register District."

Apparently due to a lack of clarity and communication concerning the MCC's plans for redevelopment of the area south of Taylor Street, and the wording of the CCHAL report, an area larger than the Ogden Avenue Commercial Corridor was deleted from the original nomination. The extension being proposed here has no properties fronting on Ogden Avenue.

The MCC acted on February 21, 1986 and February 4, 1987 (~~photocopies of these actions are enclosed~~) to support the proposal of the Tri-Taylor Association that the Taylor-Oakley Extension Area be included in the Tri-Taylor Historic District.

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

SIGNIFICANCE -- TAYLOR-OAKLEY BOUNDARY EXTENSION

2. A second justification is that the Taylor-Oakley Extension Area adds to the existing array of architecturally significant structures in the Tri-Taylor Historic District. The extension contains buildings which contribute to, and enhance, the quality of the Historic District. It would not be possible for even the trained observer to determine where the Tri-Taylor Historic District boundaries along South Oakley and Taylor east of Ogden Avenue lie. This is because the boundaries, revised extensively during the 1982 nomination process, do not reflect the built character of the neighborhood. The resulting boundaries simply do not make sense.

The original nomination for the Tri-Taylor Historic District outlined two reasons for omitting buildings from the district: Deterioration, and the different character of uses surrounding the district on large commercial strips like Ogden and Western Avenues. The proposed extension is no more deteriorated than any other part of the district, and the proposed extension includes no buildings fronting on Ogden Avenue. The Taylor-Oakley Extension Area consists of four buildings on West Taylor Street and nine buildings on South Oakley Boulevard. Of these 13 buildings, one was listed as a building of special significance (1041 S. Oakley), eight were listed as making a major architectural contribution to the district, and four were listed as additional structures in the original nomination approved unanimously by the Illinois Historic Sites Advisory Council on March 19, 1982. The proposed extension contains no intrusive structures.

The Tri-Taylor Historic District derives its significance from its role as a "second-settlement" ethnic urban neighborhood developed during the last two decades of the nineteenth century. Primarily residential, the district includes Taylor and part of Harrison Street, where mixed residential/commercial development in the 1880-1910 period helped to define a community whose built heritage has survived surprisingly intact. The architecture of the community reflects the growing affluence of its resident/builders during the 1880s and includes unique architectural enclaves as well as finely-preserved streetscapes typical of the period.

The proposed extension reflects the same significance. Here are two-and three-flats done in a High Victorian style, deriving their significance from high architectural quality and integrity. Our understanding of life in Chicago's "second-settlement" communities is enhanced only by the Tri-Taylor District on the West Side, and this addition provides a more circumspect understanding of this community by "filling out" Oakley and Taylor streets only a few hundred feet from the intersection which was the community's perceived center.

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

SIGNIFICANCE -- TAYLOR-OAKLEY BOUNDARY EXTENSION

3. The extension enhances the present district by completing two "bisected" streetscapes, adding buildings which the observer would naturally associate with those facing them across the street, and those adjacent to them. South Oakley Boulevard presents a streetscape that captures the character of the Tri-Taylor Historic District in two and three story buildings in brick and stone, with Victorian detailing and the simple elegance of a tree-lined middle-class urban environment. It is through the professional oversight described above that one side of this streetscape was awkwardly lopped off the district at the time of nomination. The extension provides the District with a complete streetscape along Oakley.

The same professional error led to the exclusion of Taylor Street west of Ogden. While there are several vacant parcels here, the existing structures complete a streetscape defined in part by the facing section of Taylor Street east of Bell. Again, the extension is justified because it completes a streetscape, thus preserving a more complete sense of character in the district, and a greater opportunity for the visitor to understand and interpret the neighborhood's historic architectural significance.

4. Finally, the extension enhances the district visually and conceptually by creating more rational, visually distinct boundaries. The boundaries of an historic district should create a sense of cohesiveness and preserve an area of rare character. The Taylor-Oakley Extension Area creates better boundaries than those currently listed for the Tri-Taylor Historic District. It completes the streetscape on the 1000 block of South Oakley and thus the boundaries of the district terminate at the visual and physical barrier of West Grenshaw Street. The extension completes an artificially bifurcated boundary along West Taylor Street, thus making Ogden Avenue, with its distinct modern uses, the district boundary as well as the perceived neighborhood boundary.

The Tri-Taylor Historic District lies in an urban enclave of stark contrasts. The neighborhood's quiet Victorian residential character contrasts strongly with the Technology Park and Medical Center to the east, the Eisenhower Expressway to the north, and the constantly changing commercial thoroughfares of Ogden and Western Avenue on the west and south. The extension provides a more coherent district and a more rational boundary.

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

MAJOR BIBLIOGRAPHICAL REFERENCES

1. National Register of Historic Places Nomination Form for the Tri-Taylor Historic District in Chicago, Illinois, 1983.
2. Robinson's Atlas of Chicago, 5 vols., New York, 1886.
3. Pacyga, Dominic and Skerret, Ellen, Chicago: City of Neighborhoods, Chicago, Loyola University Press, 1986.
4. Randall, Frank A., History of the Development of Building Construction in Chicago, Urbana, University of Illinois Press, 1941.
5. Building Permit Records, Department of Inspectional Services, City of Chicago.

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TRI-TAYLOR HISTORIC DISTRICT BOUNDARY EXTENSION

VERBAL BOUNDARY DESCRIPTION --- NORTHERN BOUNDARY EXTENSION

It is proposed that the boundary of the Tri-Taylor Historic District in Chicago, Illinois be revised and extended to include the area within a line drawn through the center lines of all streets and alleys as described below:

Beginning at the center of West Harrison intersecting a line extending from the property line between 2339 and 2343 West Harrison proceed eastward on Harrison to Claremont, then north on Claremont to the alley north of Harrison on the west, continue westward in the alley to the alley west of South Claremont and east of Western Avenue, then proceed northward in that alley to Congress Parkway, then continue east on Congress Parkway to Oakley Boulevard, then south on Oakley Boulevard to the present boundary at the intersection of Oakley Boulevard and Harrison Street.

VERBAL BOUNDARY DESCRIPTION --- TAYLOR-OAKLEY BOUNDARY EXTENSION

It is proposed that the boundary of the Tri-Taylor Historic District in Chicago, Illinois be revised and extended to include the area within a line drawn through the center lines of all streets and alleys as described below:

Beginning at the center of the intersection of South Oakley Boulevard and West Grenshaw Street proceed eastward into the alley and continue in the same alley heading northeast to West Fillmore Avenue, then proceed west on Fillmore to the alley parallel to and east of Oakley, continue northward in this alley to the present boundary in the alley south of West Taylor Street. Continue eastward on that boundary/alley to Ogden Avenue, then northeast on Ogden Avenue to the intersection of South Leavitt Street and West Taylor Street, joining the present boundary.

10.

Acreage of Nominated Northern Boundary Extension -- approx. 3 acres

Acreage of Nominated Taylor-Oakley Boundary Extension -- approx. 3 acres

QUADRANGLE MAP -- Englewood, IL

QUADRANGLE SCALE -- 1:24000

UTM References

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A:	16	443160	4635800	F:	16	443320	4635080
B:	16	443120	4635900	G:	16	443320	4635190
C:	16	443260	4635900	H:	16	443370	4635190
D:	16	443260	4635800	I:	16	443430	4635190
E:	16	443260	4635080	J:	16	443460	4635240

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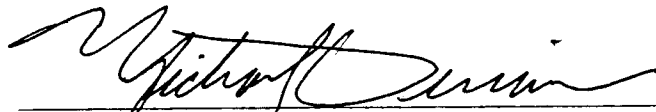
Section number 11+12 Page 2

11. FORM PREPARED BY

Vincent Michael, Director of Chicago Programs
Landmarks Preservation Council of Illinois
53 West Jackson Boulevard
Chicago, IL 312=922-1742 8/30/87


12. The evaluated significance of the property within the state is local.

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.



State Historic Preservation Officer

(Signature)



Title

12-15-87
Date

FIGURE 1

NORTHERN BOUNDARY EXTENSION TO TRI-TAYLOR HISTORIC DISTRICT

Dashed lines indicate proposed extension

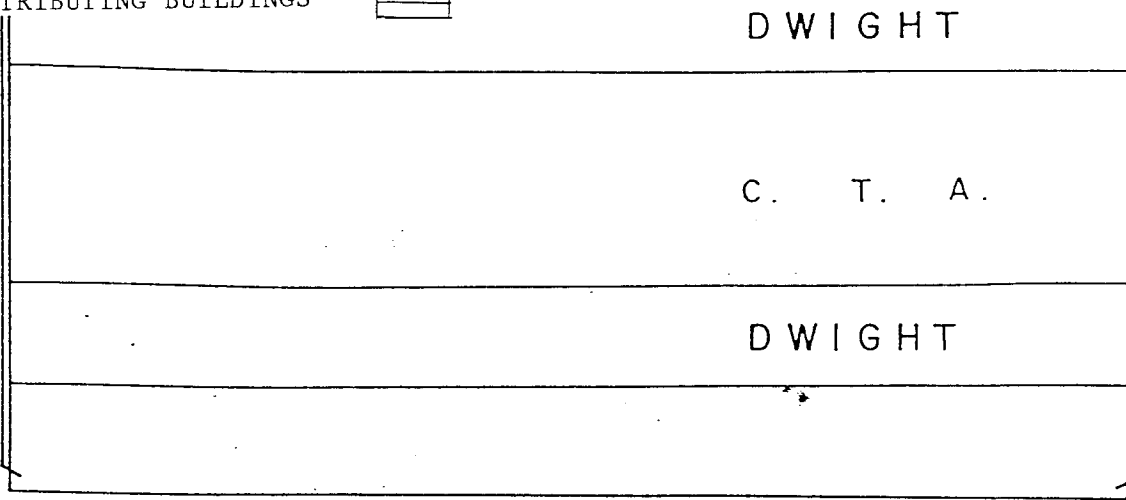
CONTRIBUTING BUILDINGS



NON-CONTRIBUTING BUILDINGS

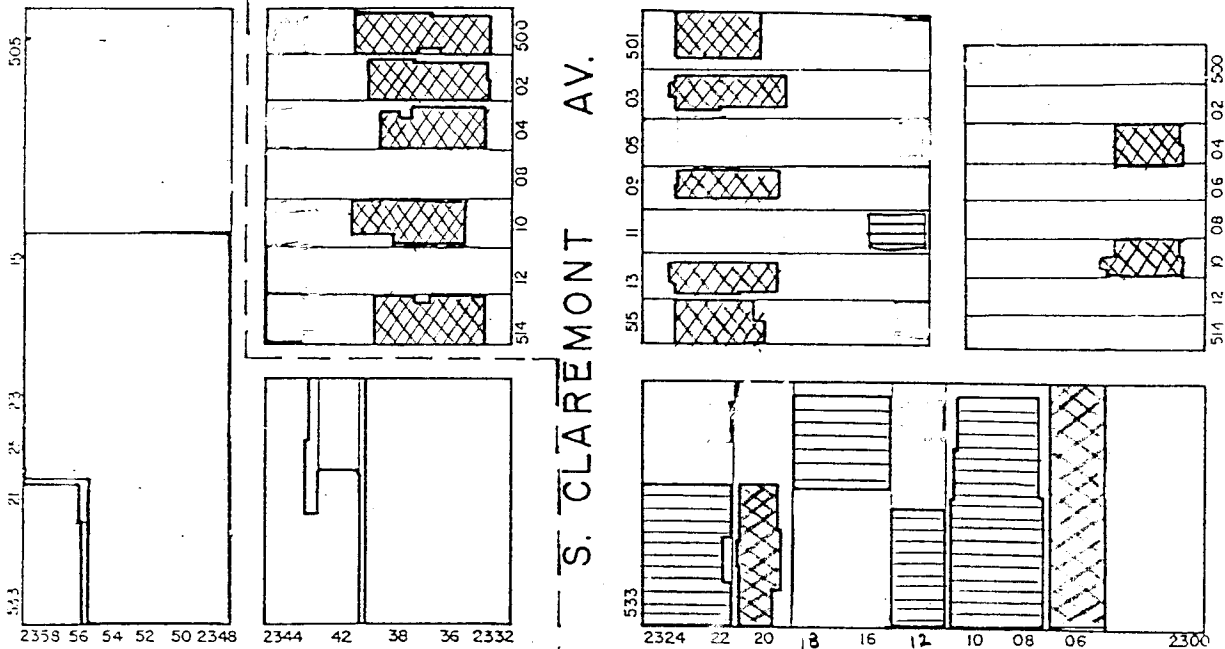


S. WESTERN



S. OAKLEY

W. CONGRESS



W. HARRISON

PREPARED BY SANBORN MAP COMPANY, INC. PELHAM, N. Y.
REVISED DEPARTMENT OF PLANNING CITY OF CHICAGO (JULY, 1984)

FIGURE 2 CROSS HATCHING MARKS EXTENSION

39-14-18E W. 1/2 S.W. 1/4 Sec. 18-39-14 WEST TOWN

"A"
MORRIS & OTHERS SUB. of the W. 1/2 of the S.W. 1/4 of Sec. 18-39-14. Acknowledged by Buckner S. Morris, John P. Chapin, George Smith & Isaac Cook. Rec. Book H., pages 153 No Streets recorded by this Original Sub. Rec. Dec. 28, 1847 Doc. 291847

"B"
B. S. MORRIS' SUB. of lot 1 in Morris & Others Sub. (see "A"). Rec. Book 49, page 45 Ante-Fire

"C"
SUB. of lots 1 to 5, incl., in Blk. 9 of Morris & Others Sub. (see "A"). Rec. Dec. 15, 1890 Doc. 1388521

"D"
H. C. LEMKE'S SUB. of lot 6 & except the W. 16-1/2 ft. of lot 7 of Blk. 1 in Morris & Others Sub. (see "A"). Rec. 6-27-90 Doc. 1293993

"E"
SUB. of lots 21, 22, 23 & 24, exc. the E. 18 ft. thereof in the Sub. of Blk. 1 of Morris & Others Sub. (see "A"). Rec. Aug. 9, 1874 Doc. 175111

"F"
CONSOLIDATION of lots 14 to 20, the E. 1.8 ft. of lot 24, & lots 25, 26 & 27 (exc. that part of lot 20 taken for Oakley Blvd.) exc. the E. 18 ft. of lots 14 & 27 dedicated for alley purposes, also lots 1, 2, 3, 4 & 5 in the Sub. of lots 21, 22, 23 & 24 (exc. the E. 1.8 ft. thereof) all in B. S. Morris Sub. of Blk. 1 etc., also vac. alley lying between said lots. Rec. July 25, 1917 Doc. 6160340

"G"
W. BROS'S SUB. of Blk. 16 of Morris and Others Sub. (see "A"). Rec. Book 85, page 22 Ante-Fire

"H"
SUB. of lots 7, 8, 9, 10 & 11 (exc. the W. 1 ft. of lot 11) of Blk. 16. Rec. Nov. 6, 1875 B. 10, P. 69 Doc. 57175

"I"
G. N. HULL'S SUB. of lots 42 to 46, incl., in W. Bros Sub. of Blk. 16 etc. Rec. Sept. 9, 1865 Doc. 652317

"K"
SUB. of lots 3, 4, 5 and that part of lot 2 lying W. of Oakley St., in Blk. 16 of Morris & Others Sub. (see "A"). Rec. Oct. 3, 1882 B. 17, P. 57 Doc. 432420

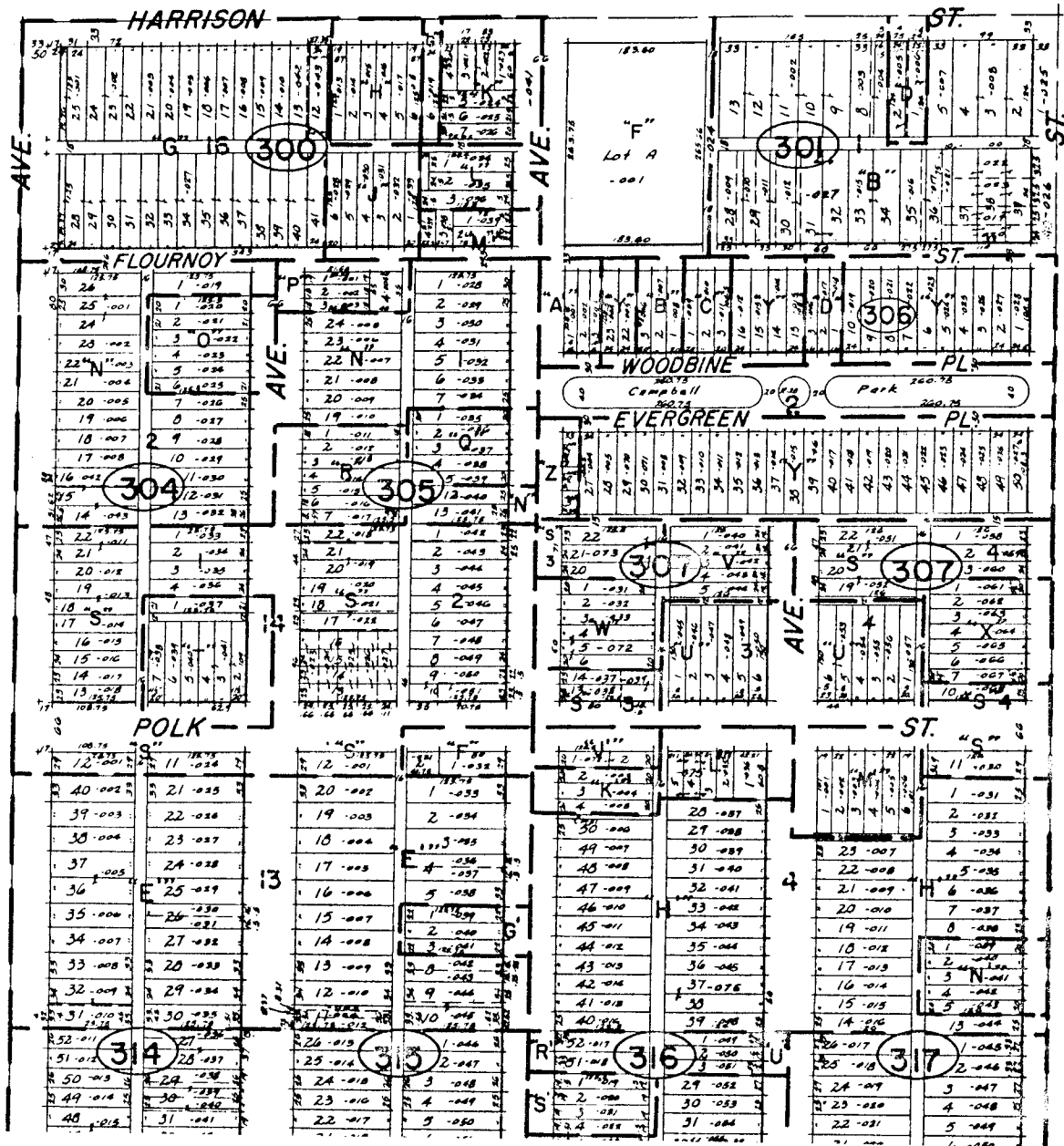
"L"
SUB. of the N. 75 ft. of lots 47, 48, 49, 50 & 51, exc. the E. 1.2 ft. of said lot 51 of Blk. 16 of Morris & Others Sub. (see "A"). Rec. Oct. 23, 1883, B. 18, P. 59, Doc. 503090

"M"
SUB. of the S. 50 ft. of lots 47 to 51 of Blk. 16 of Morris & Others Sub. (see "A"), exc. that part of said lot 51 taken for Oakley Ave. (incl. the S. 1 ft. of lot 3 of the Sub. of the N. 75 ft. of said lots 47, 48, 49, 50 & 51). Rec. Nov. 26, 1888, B. 30, P. 45, Doc. 1033187

"N"
COMMISSIONER'S SUB. of Blk. 15 of Morris & Others Sub. (see "A"). B. 13, P. 49 Rec. Oct. 14, 1884 Doc. 580891

"O"
GEO. N. HULL'S SUB. of lots 2 to 8, incl., in Sub. of Blk. 2 of Blk. 15 etc. Rec. July 16, 1886 Doc. 735804

"P"
W. E. HULL'S SUB. of lots 25 & 26 in Blk. 1 of Commissioner's Sub. (see "N"). Rec. Sept. 28, 1887 Doc. 877110



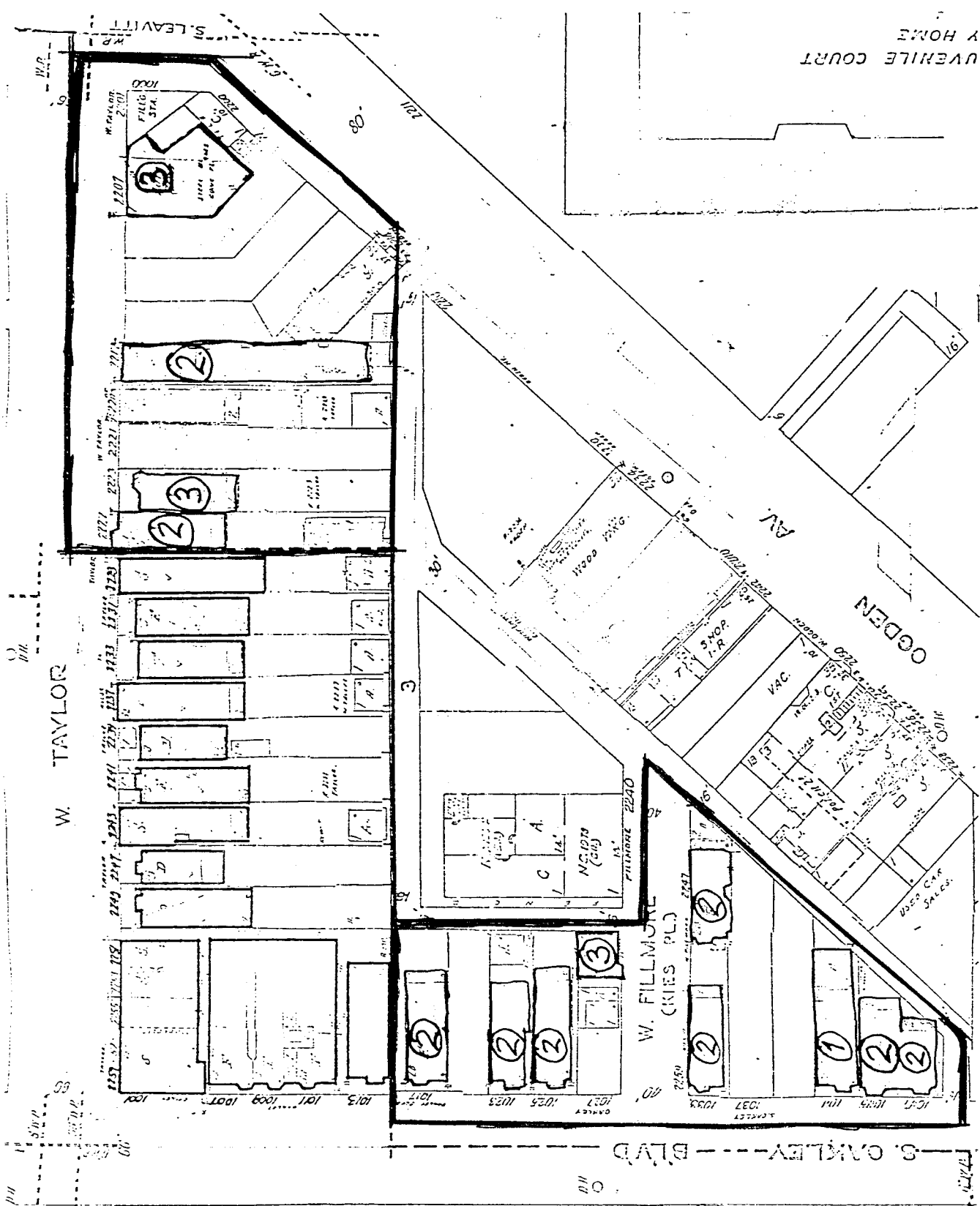


FIGURE 3 TAYLOR-OAKLEY EXTENSION AREA
TRI-TAYLOR HISTORIC DISTRICT

Structures in boundary extension are listed with numbers indicating their Class of Significance as detailed in Item 7.

Class 1 and 2 = Contributing Structures. Class 3 = Non-contributing Structures.

each by
 1. STORIES, ROOFS
 2. MATERIALS
 3. DECORATION
 4. ARCHITECTURE
 5. HISTORIC VALUE
 6. LOCATION
 7. ADJACENT AREAS

